

EXHIBIT A

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Ver. Date 03/18/25

PID 115646

**PARCEL 63-T
FRA-16-9.27
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
COMPLETE GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 4, Township 1 North, Range 16 West, United States Military District, being part of a 0.552 acre tract of land in the name of Joni M. Brown and Diane C. Manos as described in Instrument Number 201601190006805, all records are on file with the Franklin County Recorder's Office, and being a tract of land lying on the right side of the centerline of Right-of-Way of State Route 16 (East Broad Street) (R/W Varies) and is more particularly described as follows:

Commencing at a 1" iron pin set in a monument box assembly at the centerline of Right-of-Way intersection of said State Route 16 (East Broad Street) and Rosehill Road (R/W Varies), said intersection being centerline Station 227+31.51 of said State Route 16 (East Broad Street) and centerline Station 410+00.00 of said Rosehill Road, referenced by a 1" iron pin found in a monument box bearing South 81°51'39" West a distance of 662.31 and being 0.02 feet right of centerline Station 220+69.20 of said State Route 16 (East Broad Street);

Thence North 81°51'39" East, with the centerline of Right-of-Way of said State Route 16 (East Broad Street), a distance of 1320.54 feet to a point at centerline Station 240+52.05;

Thence South 08°08'21" East, leaving and perpendicular to said centerline, a distance of 50.00 feet to a point in the southerly Right-of-Way line of said State Route 16 (East Broad Street), being the northeasterly corner of a 21.697 acre tract of land in the name of BROAD STREET RETAIL, LLC, a Delaware limited liability company as described in Instrument Number 199710300131360, also being the northwesterly corner of said 0.552 acre tract, said corner being 50.00 feet right of centerline Station 240+52.05, referenced by a 1" iron pipe found bearing North 58°44'28" East a distance of 0.12 feet, and being the **True Place of Beginning** for the tract of land herein described;

- 1) Thence **North 81°51'39" East**, with said southerly Right-of-way line, also being the northerly line of said 0.552 acre tract, a distance of **217.00 feet** to the northwesterly corner of a 0.368 acre tract in the name of LARIMAR, LLC, an Ohio limited liability

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company, also being the northeasterly corner of said 0.552 acre tract being 50.00 feet right of centerline Station 242+69.05;

- 2) Thence **South 08°08'21" East**, with the westerly and easterly lines of said 0.368 acre tract, a distance of **8.00 feet** to a point being 58.00 feet right of centerline Station 242+69.05;
- 3) Thence **South 81°51'39" West**, through said 0.552 acre tract, a distance of **217.00 feet** to a point in the easterly line of said 21.697 acre tract, being 58.00 feet right of centerline Station 240+52.05;
- 4) Thence **North 08°08'21" West**, with said easterly line, a distance of **8.00 feet** to the **True Place of Beginning**.

The above described area contains 0.040 acres more or less, which is part of Franklin County Auditor's Permanent Parcel number 520-241334-00.

Bearings for this description are based on Ohio State Plane Coordinates, South Zone, NAD 83 (2007) Datum as established using a GPS survey performed in October 2020, holding North 81°51'39" East for the centerline of State Route 16 (East Broad Street).

The stations referred to herein are from the existing centerline of Right-of-Way of State Route 16, as recorded on the FRA-16-7.79 centerline plat in Plat Book 29 Page 4.

This description is based on an actual field survey performed from October 2020 to October 2024 by OHM Advisors and was created under the direction and supervision of Branden V. Battig, Registered Surveyor No. S-8708.

Branden V. Battig
Registered Surveyor No. S-8708

Date